

MLS Area Sales Statistics

Data Updated as of Feb. 1, 2005

The Multiple Listing Service (MLS) of Greater Cincinnati is supplying the following suburb (SIC) comparison of year-end 2004 and year-end 2003 Single Family homes sold, along with the corresponding average sales price.

The following information does not indicate price appreciation rates by suburbs. It is simply a comparison of all single-family properties (new and existing) reported sold in an area during 2004 and 2003.

Any MLS office can update these figures for a given area (and/or SIC) by running a standard search for a given time frame. Questions? Call MLS at 761-8833 for assistance.

Comparison of 2004 to 2003 Single Family Sales Sorted by Area and Suburb Name

County Breakdown	Area	SIC	2004		2003	
			#	Avg. Price	#	Avg. Price
Milford	E06	ML	0	\$0	0	\$0
Montgomery	E06	MO	165	\$403,291	133	\$320,034
Sycamore Twp.	E06	SY	88	\$257,454	81	\$235,001
Symmes Twp.	E06	ST	149	\$406,050	153	\$366,680
Anderson Twp.	E07	AN	649	\$256,483	661	\$247,472
California	E07	CA	3	\$176,333	3	\$515,467
Mt. Washington	E07	MW	213	\$144,652	212	\$146,620
Newtown	E07	NE	15	\$91,533	22	\$102,338
Fairfax	E08	FF	37	\$112,265	28	\$96,366
Indian Hill	E08	IH	92	\$1,127,476	82	\$1,093,674
Mariemont	E08	MA	63	\$324,062	53	\$299,724
Terrace Park	E08	TP	49	\$463,736	39	\$476,688
Carthage	W01	CA	36	\$70,048	33	\$85,371
Elmwood Place	W01	EP	18	\$50,211	15	\$62,180
Hartwell	W01	HW	44	\$92,602	42	\$94,612
St. Bernard	W01	SB	31	\$105,525	35	\$96,657
Winton Place	W01	WP	33	\$76,798	30	\$74,855
Finneytown	W02	FT	199	\$139,954	164	\$135,939
Greenhills	W02	GH	50	\$125,771	55	\$115,524
Springfield Twp.	W02	ST	85	\$153,281	88	\$136,757
Wyoming	W02	WY	137	\$298,043	126	\$278,852
Forest Park	W03	FP	268	\$127,460	233	\$121,690
Glendale	W03	GD	54	\$283,077	34	\$333,556
Pleasant Run Farms	W03	PR	91	\$144,852	79	\$138,618
Springdale	W03	SD	111	\$132,065	95	\$140,638
Woodlawn	W03	WL	24	\$103,693	21	\$103,698
Cheviot	W04	CH	146	\$99,501	158	\$100,450
Covedale	W04	CO	189	\$112,078	175	\$106,179
Green Twp. (1)	W04	GT	16	\$110,879	11	\$113,714
Price Hill	W04	PH	312	\$62,790	282	\$69,215
Westwood	W04	WW	374	\$109,001	363	\$108,245
Camp Washington	W05	CW	4	\$47,000	4	\$39,200
Cumminsville	W05	CV	12	\$28,020	12	\$34,767
Fairmount	W05	FM	61	\$29,214	45	\$34,765
Northside	W05	NS	122	\$76,311	130	\$82,429
College Hill	W06	CH	186	\$108,200	175	\$108,567
Mt. Healthy	W06	MH	147	\$97,847	137	\$100,537
New Burlington	W06	NB	0	\$0	1	\$95,800
North College Hill	W06	NC	195	\$92,284	207	\$88,486
Springfield Twp.	W06	ST	121	\$116,395	103	\$112,309
Addyston	W07	AD	12	\$74,125	9	\$55,043
Cleves	W07	CL	45	\$114,039	50	\$128,179

Comparison of 2003 to 2002 Single Family Sales

County Breakdown	Area	SIC	2003		2002	
			#	Avg. Price	#	Avg. Price
Milford	E06	ML	0	\$0	0	\$0
Montgomery	E06	MO	132	\$318,394	154	\$324,377
Sycamore Twp.	E06	SY	81	\$235,001	101	\$231,939
Symmes Twp.	E06	ST	148	\$371,555	163	\$347,101
Anderson Twp.	E07	AN	661	\$247,472	675	\$232,808
California	E07	CA	3	\$515,467	1	\$94,000
Mt. Washington	E07	MW	212	\$146,620	193	\$136,919
Newtown	E07	NE	22	\$102,338	16	\$110,581
Fairfax	E08	FF	28	\$96,366	24	\$103,291
Indian Hill	E08	IH	82	\$1,093,674	102	\$1,051,788
Mariemont	E08	MA	53	\$299,724	80	\$280,457
Terrace Park	E08	TP	39	\$476,688	47	\$439,502
Carthage	W01	CA	33	\$85,371	27	\$66,927
Elmwood Place	W01	EP	15	\$62,180	22	\$56,956
Hartwell	W01	HW	42	\$94,612	37	\$89,564
St. Bernard	W01	SB	35	\$96,657	19	\$110,677
Winton Place	W01	WP	30	\$74,855	24	\$72,021
Finneytown	W02	FT	164	\$135,939	155	\$127,572
Greenhills	W02	GH	55	\$115,524	56	\$112,468
Springfield Twp.	W02	ST	88	\$136,757	90	\$143,943
Wyoming	W02	WY	126	\$278,852	123	\$282,847
Forest Park	W03	FP	233	\$121,690	219	\$117,247
Glendale	W03	GD	34	\$333,556	41	\$295,496
Pleasant Run Farms	W03	PR	79	\$138,618	73	\$131,349
Springdale	W03	SD	95	\$140,638	93	\$127,467
Woodlawn	W03	WL	21	\$103,698	17	\$74,856
Cheviot	W04	CH	158	\$100,450	130	\$100,310
Covedale	W04	CO	175	\$106,179	145	\$98,310
Green Twp. (1)	W04	GT	11	\$113,714	6	\$112,000
Price Hill	W04	PH	282	\$69,215	260	\$67,409
Westwood	W04	WW	362	\$108,406	331	\$104,895
Cumminsville	W05	CV	12	\$34,767	7	\$43,164
Camp Washington	W05	CW	4	\$39,200	6	\$42,348
Fairmount	W05	FM	45	\$34,765	51	\$35,726
Northside	W05	NS	130	\$82,429	129	\$79,670
College Hill	W06	CH	175	\$108,567	189	\$107,182
Mt. Healthy	W06	MH	137	\$100,537	124	\$90,115
New Burlington	W06	NB	1	\$95,800	1	\$124,000
North College Hill	W06	NC	207	\$88,486	179	\$85,987
Springfield Twp.	W06	ST	103	\$112,309	74	\$116,026
Addyston	W07	AD	9	\$55,043	6	\$38,434
Cleves	W07	CL	50	\$128,179	47	\$119,615
Delhi Twp.	W07	DH	362	\$145,680	334	\$140,413
North Bend	W07	NB	12	\$194,348	12	\$172,800
Riverside	W07	RS	13	\$39,279	14	\$50,454
Sayler Park	W07	SP	31	\$101,897	28	\$88,268
Sedamsville	W07	SV	8	\$42,875	4	\$39,225
Bridgetown	W08	BT	322	\$165,182	308	\$165,195
Dent	W08	DE	15	\$239,080	21	\$228,397
Green Twp. (2)	W08	GT	29	\$141,229	19	\$187,016
Western Hills	W08	WH	103	\$176,592	113	\$176,120



Statistics

Search Criteria


Property Type Residential **Property Subtype** Single Family **Area** Hamilton-E07 **Suburb (SIC)** Mt. Washington
Statuses Active, Pending, Sold (11/17/2003 to 11/17/2005)

Active: 66 **Pending: 18** **Sold: 446** **Other: 0** **Total: 530**

	Bedrooms	Bathrooms	List Price	Selling Price	Days on Market
Minimum	0	0.00	\$0	\$46,000	0
Average	3	2.06	\$157,026	\$150,125	49
Median			\$139,900	\$136,000	29
Maximum	5	8.00	\$1,295,000	\$850,000	1,246
Total Dollar Value				\$66,955,697	

Average DOM Breakdown and Average % of List Price received on Solds by Market time:

	0-30 Days	31-60 Days	61-90 Days	91-120 Days	120+ Days
No. of Listings	241	80	57	30	38
Breakdown %	54.04	17.94	12.78	6.73	8.52
Avg % SP/LP	97.76	96.10	95.47	96.57	97.91

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Statistics



Search Criteria

Property Type Multi Family Property Subtype Multi Fam 2-4 units Area Hamilton-E07 Suburb (SIC) Mt. Washington Statuses Active, Pending, Sold (11/17/2004 to 11/17/2005)

Active: 5 Pending: 1 Sold: 17 Other: 0 Total: 23

	Bedrooms	Bathrooms	List Price	Selling Price	Days on Market
Minimum	0	0.00	\$109,000	\$90,000	0
Average	0	0.00	\$177,059	\$179,600	56
Median			\$149,900	\$149,900	24
Maximum	0	0.00	\$497,900	\$480,000	247
Total Dollar Value				\$3,053,200	

Average DOM Breakdown and Average % of List Price received on Solds by Market time:

	0-30 Days	31-60 Days	61-90 Days	91-120 Days	120+ Days
No. of Listings	9	3	0	2	3
Breakdown %	52.94	17.65	0.00	11.76	17.65
Avg % SP/LP	98.13	92.85	0.00	98.34	93.42

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Search Criteria

Property Type Residential Property Subtype Condominium Area Hamilton-E07 Suburb (SIC) Mt. Washington Statuses Active, Pending,
Sold (11/17/2003 to 11/17/2005)

Active: 11 Pending: 2 Sold: 69 Other: 0 Total: 82

	Bedrooms	Bathrooms	List Price	Selling Price	Days on Market
Minimum	2	2.00	\$89,500	\$85,900	1
Average	3	2.89	\$181,481	\$181,407	55
Median			\$191,400	\$188,000	37
Maximum	5	4.00	\$287,777	\$278,500	291
Total Dollar Value				\$12,517,114	

Average DOM Breakdown and Average % of List Price received on Solds by Market time:

	0-30 Days	31-60 Days	61-90 Days	91-120 Days	120+ Days
No. of Listings	32	18	5	5	9
Breakdown %	46.38	26.09	7.25	7.25	13.04
Avg % SP/LP	98.08	97.68	96.75	97.62	96.30

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Statistics



Search Criteria

Property Types Residential, Multi Family **Area** Hamilton-E07 **Suburb (SIC)** Mt. Washington **Statuses** Active, Pending,
Sold (11/17/2004 to 11/17/2005)

Active: 83 **Pending: 21** **Sold: 279** **Other: 0** **Total: 383**

	Bedrooms	Bathrooms	List Price	Selling Price	Days on Market
Minimum	0	0.00	\$0	\$46,000	0
Average	3	2.03	\$166,845	\$159,564	56
Median			\$142,900	\$140,000	31
Maximum	5	6.00	\$1,295,000	\$532,500	1,246
Total Dollar Value				\$44,518,277	

Average DOM Breakdown and Average % of List Price received on Solds by Market time:

	0-30 Days	31-60 Days	61-90 Days	91-120 Days	120+ Days
No. of Listings	145	43	36	24	31
Breakdown %	51.97	15.41	12.90	8.60	11.11
Avg % SP/LP	97.51	95.94	95.34	96.47	97.08

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Search Criteria

Property Type Multi Family Property Subtype Multi Fam 2-4 units Area Hamilton-E07 Suburb (SIC) Mt. Washington Statuses Active, Pending, Sold (11/17/2004 to 11/17/2005)

Active: 5 Pending: 1 Sold: 17 Other: 0 Total: 23

	Bedrooms	Bathrooms	List Price	Selling Price	Days on Market
Minimum	0	0.00	\$109,000	\$90,000	0
Average	0	0.00	\$177,059	\$179,600	56
Median			\$149,900	\$149,900	24
Maximum	0	0.00	\$497,900	\$480,000	247
Total Dollar Value				\$3,053,200	

Average DOM Breakdown and Average % of List Price received on Solds by Market time:

	0-30 Days	31-60 Days	61-90 Days	91-120 Days	120+ Days
No. of Listings	9	3	0	2	3
Breakdown %	52.94	17.65	0.00	11.76	17.65
Avg % SP/LP	98.13	92.85	0.00	98.34	93.42

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Statistics



Search Criteria

Property Type Multi Family Property Subtype Apartment 5+ Units Area Hamilton-E07 Suburb (SIC) Mt. Washington Statuses Active, Pending, Sold (11/17/2004 to 11/17/2005)

Active: 1

Pending: 0

Sold: 4

Other: 0

Total: 5

	Bedrooms	Bathrooms	List Price	Selling Price	Days on Market
Minimum	0	0.00	\$179,900	\$174,000	2
Average	0	0.00	\$321,900	\$219,628	109
Median			\$259,900	\$217,255	16
Maximum	0	0.00	\$694,900	\$270,000	360
Total Dollar Value				\$878,510	

Average DOM Breakdown and Average % of List Price received on Solds by Market time:

	0-30 Days	31-60 Days	61-90 Days	91-120 Days	120+ Days
No. of Listings	2	0	0	0	2
Breakdown %	50.00	0.00	0.00	0.00	50.00
Avg % SP/LP	94.05	0.00	0.00	0.00	97.48

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